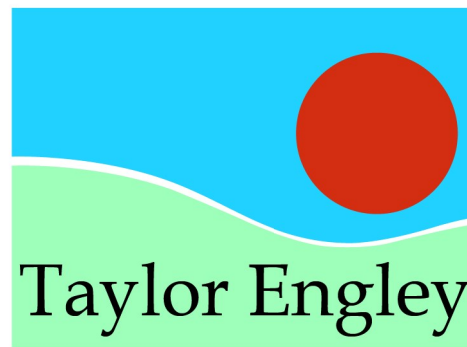


Valuers, Land & Estate Agents  
11 High Street, Hailsham  
East Sussex BN27 1AL

Tel: (01323) 440000  
Fax: (01323) 440750

[hailsham@taylor-engley.co.uk](mailto:hailsham@taylor-engley.co.uk)  
[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**22 Buckwell Rise, Herstmonceux, East Sussex, BN27 4LY**  
**Price £285,000 Freehold**

A lovely bright and spacious, recently re-furbished, two double bedroom house with en-suite to the master bedroom. The property is located in the heart of Herstmonceux Village being only footsteps away to stunning countryside walks with views as far as the eye can see. The property boasts a downstairs wc, open plan sitting room with wood burning stove, leading to dining room and recently fitted kitchen. Other benefits include, double glazing, sun room, family bathroom and pretty cottage style gardens to the front and rear. Please note there is no gas in the village. EPC - E



**\* TWO DOUBLE BEDROOMS \* EN-SUITE SHOWER ROOM/WC TO MASTER BEDROOM \* FAMILY BATHROOM \* DOWNSTAIRS CLOAKROOM/UTILITY \* 22' SITTING/DINING ROOM \* WOOD BURNING STOVE \* RECENTLY FITTED KITCHEN \* SUN ROOM \* DOUBLE GLAZED \* GARDENS TO FRONT AND REAR \* VILLAGE LOCATION \* EPC E**

**Directions:**

**From the direction North of Hailsham on the A271 towards Hastings proceed through Amberstone and Magham Down, on reaching the village of Herstmoncex take the turning left into Fiennes Road, then left into Queens Road, at the end turn right into Buckell Rise where the property can be found on the right hand side.**



## ACCOMMODATION COMPRISES

Part obscure UPVC glazed door leading into entrance hallway.

## ENTRANCE HALLWAY

Good size hallway with wood effect laminate flooring, cupboard housing wall mounted fuse boxes, low level storage cupboard, Obscure UPVC double glazed window to front, stairs to first floor landing, Georgian style glazed door to the sitting room and door to

## CLOAKROOM/UTILTY

Low level flush wc, vanity wash hand basin with cupboard under, chrome mixer tap and splash back, spaces for washing machine and tumble dryer, wood effect laminate flooring.

## SITTING/DINING ROOM

22'x10'2" x 8'10" (6.71mx3.10m x 2.69m)

Sitting room has electric radiator, telephone point, floor to ceiling UPVC double glazed window to front, television aerial socket, wood effect laminate flooring, brick built fireplace with oak bresumer and wood burning stove, storage shelves flank either side of the fireplace, open plan through to

## DINING ROOM

Electric radiator, wood effect laminate flooring, UPVC double glazed window exposed timber to the ceiling open plan through to

## KITCHEN

Kitchen is fitted with wall and base units, incorporating

## SUN ROOM

Solid floor with sliding glazed door to rear garden.

## FISRT FLOOR LANDING

Hatch to loft space.

## BEDROOM ONE

16'6" x 10'3" (5.03m x 3.12m)

Two UPVC double glazed windows overlooking the front, telephone socket, large over stairs storage cupboard which measures 7'2"x 2'11" and is fitted with hanging rail, shelf and light.

## BEDROOM TWO

11'4" x 11'2" (3.45m x 3.40m)

UPVC double glazed window overlooking the rear garden.

## SEPARATE WC

Low level flush WC, obscure double glazed window to rear , fully tiled walls and floor.

## SHOWER ROOM

5'5" x 5' (1.65m x 1.52m)

Obscure double glazed window to rear, corner washbasin with chrome mixer tap, double enclosed shower cubicle with shower over and sliding door, tiled floor, fully tiled walls, wall mounted heater.

## OUTSIDE TO FRONT

Mainly laid lawn with flower beds, gated side access to:

## REAR GARDEN

Pretty rear garden enclosed by panel fencing, green house, large storage shed, outside tap.

## MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

## BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (£1,898.15))

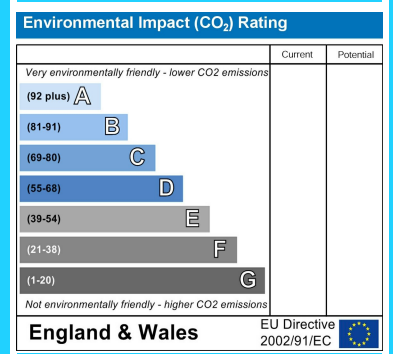
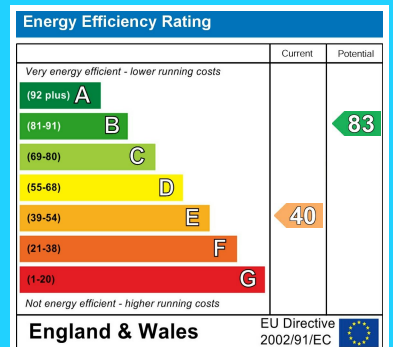
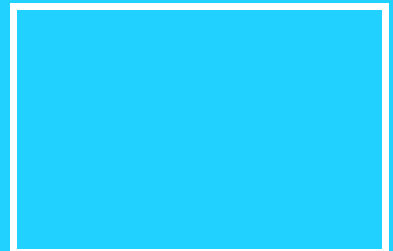
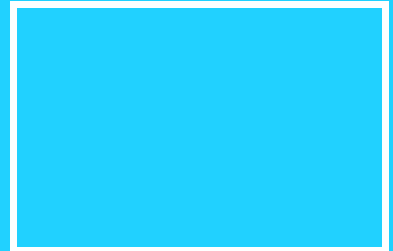
## VIEWING INFORMATION

To view a property please contact TAYLOR ENGLE Y for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.









**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226**